

Minutes

Santee City Council Community Development Commission Santee Public Financing Authority

**Council Chambers
10601 Magnolia Avenue
Santee, California**

March 12, 2008

This Regular Meeting of the Santee City Council, Community Development Commission and the Santee Public Financing Authority was called to order by Mayor/Chairperson/Chair Randy Voepel at 7:03 p.m.

Council Members present were: Mayor/Chairperson/Chair Randy Voepel and Council/Commission/Authority Members Brian Jones and John W. Minto. Council/Commission/Authority Member Jack E. Dale entered the meeting at 7:10 p.m. and Vice Mayor/Vice Chairperson/Vice Chair Hal Ryan entered the meeting at 7:30 p.m.

Staff present were: City Manager/Executive Director/Secretary Keith Till, City/Commission/Authority Attorney Shawn Hagerty, Deputy City Manager/ Director of Development Services Gary Halbert, Director of Fire and Life Safety Mike Rottenberg, Director of Human Resources Jodene Dunphy, Director of Community Services John Coates, Assistant to the City Manager Kathy Valverde, Assistant to the Executive Director Pamela White, City Engineer Steve Cresswell, City Planner Melanie Kush, Santee Sheriff's Captain Patricia Duke, City Clerk/Commission Secretary Linda Troyan, and Deputy City Clerk/Deputy Commission Secretary Patsy Bell.

(Note: Hereinafter the titles Mayor, Vice Mayor, Council Member, City Manager, City Attorney, City Clerk and Deputy City Clerk shall be used to indicate Mayor/Chairperson/Chair, Vice Mayor/Vice Chairperson/Vice Chair, Council/Commission/Authority Member, City Manager/Executive Director/Secretary, City/Commission/Authority Attorney, City Clerk/Commission Secretary, Deputy City Clerk/ Deputy Commission Secretary.)

The **INVOCATION** was given by Pastor Phil Herrington with Pathways Community Church and the **PLEDGE OF ALLEGIANCE** was led by Elaine Murphy.

PRESENTATION: SAN DIEGO WORKFORCE PARTNERSHIP

Yelena Feldman, Manager of Community and Government Affairs with San Diego Workforce Partnership, spoke of services her organization offers and answered Council's questions.

ITEMS TO BE ADDED, DELETED OR RE-ORDERED ON AGENDA:

Council Member Jones registered a no vote on Item 1(D).

1. CONSENT CALENDAR:

- (A) Approval of Reading by Title Only and Waiver of Reading in Full of Ordinances on Agenda.
- (B) Approval of Meeting Minutes:
 - Santee City Council 2-27-08 Regular Meeting
 - Community Development Commission 2-27-08 Regular Meeting
 - Santee Public Financing Authority 2-27-08 Regular Meeting
- (C) Approval of Payment of Demands as Presented.
- (D) Second Reading and Adoption of an Ordinance Amending a Portion of Title 17 and Chapter 13.42 of the Santee Municipal Code Relating to Storm Water Requirements Under San Diego Regional Water Quality Control Boards NPDES Permit No. R9-2007-0001 Adopted January 24, 2007. (ORD 478)
- (E) Adoption of a Resolution Authorizing the Fourth Amendment to the Agreement Between Metropolitan Transit System (MTS) and the City of Santee for Administration of Taxicab and Other For-Hire Vehicle Regulations (Paratransit Regulations). (Reso 10-2008)
- (F) Adoption of a Resolution Authorizing the City Manager to Send the Housing Element Implementation Report for Calendar Year 2007 to the State of California Office of Planning and Research and the State of California Department of Housing and Community Development. (Reso 11-2008)
- (G) Adoption of a Resolution Accepting the Rancho Fanita Storm Drain Improvements Project as Complete, CIP 2006-21. (Reso 12-2008)
- (H) Adoption of Three Resolutions Initiating Proceedings and Ordering the Preparation of an Engineer's Report, Preliminarily Approving the Engineer's Report, and Declaring the City Council's Intention to Levy Assessments and Setting a Public Hearing Date for Annexation of the Riverview Development to the Town Center Landscape Maintenance District. (Reso 13-2008, 14-2008 & 15-2008)

ACTION: On motion of Council Member Minto, seconded by Council Member Dale, the Agenda and Consent Calendar were approved as submitted all voting aye except Council Member Jones who registered a no vote for Item 1(D) and Vice Mayor Ryan who was absent.

2. PUBLIC HEARINGS:

(A) Continued Public Hearing for Conditional Use Permit P07-09 to Construct a New 1,286 Square Foot Sombrero's Drive-Through Fast Food Restaurant Located at 8980 Carlton Hills Boulevard in the General Commercial Zone (APN 383-152-04-00). Applicant: Javier Correa Sr. (Continued from 2/27/08)

The public hearing opened at 7:13 p.m. Mayor Voepel reported the applicant had requested the public hearing be continued to a date uncertain. He further noted that the public hearing would be re-noticed. Deputy City Manager/Director of Development Services Halbert stated the applicant had requested the continuance in order to address issues that had recently been brought to his attention by the neighborhood.

Public Speakers: Submitting speaker slips in Opposition, but not wishing to speak, were: Robert Thurman, James Wilson, Sheri Thurman, Patricia Huff, Gale Baugher, Jeanne Baugher, Laura LaBerge-Miller, Paul Miller, Djuana Bryant, Laura Evans, Dianna Cronister, David Bryant, Sonja Turley, Kayla Berger, Kelly O'Fallon, Donna O'Fallon, Guy LaPlante, Steve Byrd, Bonnie Byrd, Steve Bernal, Lisa Usrey, Kim Usrey, Pat Bernal, and Daniel P. Deaton.

ACTION: On motion of Council Member Dale, seconded by Council Member Minto, the public hearing was continued to a date uncertain and the City Clerk directed to post the appropriate notices with all voting aye, except Vice Mayor Ryan who was absent.

(B) Public Hearing for Conditional Use Permit P08-01 for Full Throttle Powersports for the Sale of Used Motorcycles at 9143 Mission Gorge Road, Suite B. Applicant: William Bencic. (Reso 16-2008)

The public hearing opened at 7:15 p.m. Deputy City Manager/Director of Development Services Halbert & Associate Planner Rick Brady presented the staff report utilizing a PowerPoint presentation and answered Council's questions.

Vice Mayor Ryan entered the meeting at 7:28 p.m.

Council Member Jones noted his support for the project, but thought the City's landscape requirements were a little excessive. He asked if the business owner or property owner would be eligible to participate in the City's Affordable Housing Development Program for updating the building; and requested he be apprised if an application is submitted.

Public Speakers: None

ACTION: On motion of Council Member Minto, seconded by Council Member Jones, the public hearing was closed at 7:31 p.m. and the Resolution approving Conditional Use Permit P08-01 was adopted with all voting aye.

- (C) **Public Hearing for Tentative Map TM07-02 to Subdivide 1.01 Acres into Five Residential Lots, Development Review Permit DR07-15 for the Construction of Four Single Family Dwellings, and Variance V07-04 to Reduce Street Frontage from 20 to 12 Feet for Two Adjacent Flag Lots within the R2 Low-Medium Density Residential General Plan Designation at 9907 Conejo Road and 10121 Conejo Lane. Applicants: Stan Boyd and Robert & Eva Benicewicz.**

The Public hearing opened at 7:31 p.m. Mayor Voepel reported the applicant had requested the item be continued to March 26, 2008.

Public Speakers: None

ACTION: On motion of Council Member Minto, seconded by Council Member Jones, the Public hearing was continued to March 26, 2008 and the City Clerk directed to post appropriate notices with all voting aye.

3. **ORDINANCES (First Reading):** None

4. **CITY COUNCIL REPORTS:** None

5. **CONTINUED BUSINESS:** None

6. **NEW BUSINESS:** None

7. **COMMUNICATION FROM THE PUBLIC:**

- (A) Sandy Belcher inquired about having lighting installed on the Forester Creek walking path.
- (B) Warren Savage, Santee Chamber of Commerce Executive Director, informed Council that Santee has moved up from a single-star to a five-star rating in the 2008 California Retail Survey book, which contains retail market data on cities in California.

8. **CITY MANAGER REPORTS:** None

9. COMMUNITY DEVELOPMENT COMMISSION:

(Note: Minutes appear as Item 1B)

(A) Update on Affordable Housing Opportunities and Resources.

City Manager Till and Senior Management Analyst Tom Romstad presented the staff report utilizing a PowerPoint presentation and answered Council's questions.

ACTION: After discussion and on motion of Vice Mayor Ryan, seconded by Council Member Dale, staff was directed to bring back a listing of all available options for Council consideration with all voting aye.

10. SANTEE PUBLIC FINANCING AUTHORITY:

(Note: Minutes appear as Item 1B)

11. CITY ATTORNEY REPORTS: None

12. CLOSED SESSION: None

13. ADJOURNMENT:

There being no further business, the meeting was adjourned at 8:20 p.m.

Date Approved: March 26, 2008

/s/Linda A. Troyan
Linda Troyan, Commission Secretary
and for Authority Secretary Keith Till